



MEMORANDUM

Special Item No. 1


TO: Honorable Chairman Joe A. Martinez
and Members, Board of Commissioners of the
West Perrine Community Redevelopment
Agency

DATE: December 19, 2011

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Resolution of the Board of
Commissioners of the West Perrine
Community Redevelopment Agency
approving the West Perrine
Community Redevelopment Agency
Budget for Fiscal Year 2011-12

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



R. A. Cuevas, Jr.
County Attorney


RAC/cp

Memorandum



Date: December 19, 2011

To: Honorable Chairman Joe A. Martinez
and Members, West Perrine Community
Redevelopment Agency

From: Carlos A. Gimenez
Mayor 

Subject: FY 2011-12 Budget for the West Perrine Community Redevelopment Agency

Recommendation

It is recommended that the Board of the West Perrine Community Redevelopment Agency (CRA) adopt the attached resolution approving the West Perrine CRA's FY 2011-12 budget and transmit the budget to the Board of County Commissioners (BCC) for approval. The CRA's budget includes revenues and expenditures of \$1,624,958.

Scope

This resolution provides for the appropriation of tax increment financing (TIF) derived from the West Perrine Community Redevelopment Area (Area). The Area lies entirely within County Commission District 9.

Fiscal Impact / Funding Source

The CRA's major revenue source is TIF, which is generated through the incremental growth of countywide and unincorporated municipal service area ad valorem tax revenues beyond the established base year, as defined in Section 163.387 of Florida State Statutes. For FY 2011-12, the CRA will not receive any TIF from the County due to the adjustment for the final 2009 roll. The FY 2011-12 payment to the CRA is \$176,182 and the adjustment for the final 2009 roll is \$222,431; therefore, no payment to the CRA will be made this fiscal year.

The County will continue to make annual payments to the CRA, based on each respective year's growth of ad valorem revenues over the base year, through 2037, when the CRA will sunset.

Track Record / Monitor

The resolution approves the WPCRA FY 2011-12 budget. Staff from the Office of Management and Budget will monitor the expenses associated with the CRA's activities.

Background

On June 5, 2007, the BCC approved the establishment of the CRA when it adopted the Redevelopment Plan (Plan) pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution R-745-07. There is no interlocal agreement between the CRA and the County.

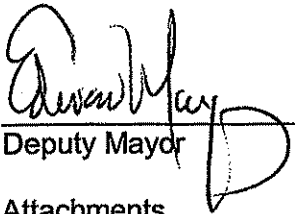
The budget includes total revenues of \$1,150,887 consisting of carryover (\$1,147,387) and interest (\$3,500). As previously noted, the CRA will not receive any funding from the County for this fiscal year, as the adjustment for the final 2009 tax roll was greater than the revenue due to the Trust Fund.

Administrative expenditures total \$64,362 and represent 5.6 percent of total expenditures.

The operating budget expenditures total \$1,150,887 and include:

- \$518,355 for the acquisition of land for future development;
- \$287,500 for infrastructure improvements to include enhancements to West Perrine and Ben Shavis Parks;
- \$170,000 for right-of-way enhancements to fund a Neighborhood Enhancement Action Team (NEAT) in the CRA area;
- \$50,000 for a residential improvement grants;
- \$50,000 for commercial improvement grants;
- \$10,000 for not-for-profit partner to administer grants;
- \$495 to the Florida Redevelopment Association; and,
- \$175 for payment of a Special District fee to the State of Florida.

Once approved by the WPCRA, this budget will be reviewed by the County's Tax Increment Financing and Coordinating Committee and brought to the BCC for final approval.


Deputy Mayor

Attachments

.Mayor02612

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE WEST PERRINE COMMUNITY REDEVELOPMENT
AGENCY APPROVING THE WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BUDGET FOR FISCAL YEAR
2011-12

WHEREAS, the Board of Commissioners of the West Perrine Community Redevelopment Agency (the "CRA") desires to approve the annual budget for Fiscal Year 2011-12 for the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I and incorporated herein by reference; and

WHEREAS, the CRA desires to transmit the Fiscal Year 2011-12 budget to the Board of County Commissioners of Miami-Dade County, Florida (the "Board") for approval; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. The CRA approves the annual budget for Fiscal Year 2011-12 related to the West Perrine Community Redevelopment Area in the form attached hereto as Attachment I.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman

Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro

Esteban L. Bovo, Jr.

Sally A. Heyman

Jean Monestime

Rebeca Sosa

Xavier L. Suarez

Lynda Bell

Jose "Pepe" Diaz

Barbara J. Jordan

Dennis C. Moss

Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day
of December, 2011.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY BY ITS
BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

5

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY

Proposed Budget for Fiscal Year 2011–2012

Introduction

The West Perrine Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) on June 5, 2007, when the BCC adopted the Redevelopment Plan (Plan) pursuant to Resolution No. R-744-07, the funding of the Plan when it enacted Ordinance No. 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution 745-07.

The boundaries of the CRA are located in the southern Miami-Dade County and are described generally as bounded by S.W. 200th Street on the south, S.W. 168th Street on the north, US1 on the east, and SW 107th Court and the Florida Turnpike on west, encompassing approximately 1,102 acres of which 894 are developable, the remaining acres are canals, street, rights of way, etc. The CRA lies within County Commission District 9.

Tax Base Growth and Proposed Budget

The goals of the CRA continue to be the expansion of the property values within the CR Area, to provide a clean and safe environment to the area residents in accordance with the Plan. Based on the preliminary tax roll received from the Property Appraiser for 2011 the value of the area is \$458,539,025, which represents a 7 percent drop from Fiscal Year 2010. As a result, the County and Unincorporated Municipal Services Area (UMSA) tax increment revenues for fiscal year 2011-12 have decreased significantly from the previous year revenues.

Adjustments are made every year for the final tax roll for any previous year. The adjustment for the 2009 tax roll was greater than the revenue anticipated to be paid to the CRA in FY 2011-12, therefore the CRA will not receive any funding during this fiscal year.

Adopted Budget for 2011-12

As previously noted, there are not revenues to be deposited into the trust fund for this fiscal year. Anticipated carryover funds for the CRA total \$1,147,387, and projected interest earnings of \$3,500.

Administrative Expenses - \$64,362

1. Direct County Support (\$63,762)

6

This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including preparing meeting agendas, overseeing the CRA's Trust Fund, processing invoices and coordinating with County Departments to implement the CRA's initiatives.

2. Printing and Publishing (\$100)

Set aside for any printing material the CRA requires for distribution to residents and / or business owners in the area.

3. Advertising and Notices (\$500)

The CRA will be advertising public notices for the redevelopment grants during the fiscal year.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge total \$64,362 and represent 5.6 percent of the funds contemplated to be spent, which satisfies the 20 percent administrative cap required by the Interlocal Agreement.

Operating Expenses - \$1,086,525

1. Membership and State Fee (\$175)

All CRAs are required by the State of Florida to pay a Special District fee.

2. Florida Redevelopment Association (\$495)

The Florida Redevelopment Association is a non-for-profit organization that assists Florida professionals in revitalization efforts. The FRA has over 300 members and encourages adoption of legal and final tools favorable to community growth, and is a clearinghouse for redevelopment information.

3. Neighborhood Enhancement (\$170,000)

The CRA has entered into a Memorandum of Understanding with the Miami-Dade County, where the County provides a dedicated Neighborhood Enhancement Team within the CRA boundaries to address the issues in the community.

4. Land Acquisition (\$518,355)

One of the goals of the CRA is develop housing for the community. The CRA has attempted to purchase empty lots located on SW 168 Street from different property owners. In previous years, the property owners were not interested in selling the property at the rate established by the appraisal on the property. However, recently one of the property owners has decided to sell, the CRA is beginning the process to purchase most of the vacant lots in the current fiscal year.

5. Infrastructure Improvements (\$287,500)

On June 7, 2011, the CRA approved a Memorandum of Understanding (MOU) with the County to fund improvements to Ben Shavis Park located at 10395 SW 179 Street. The MOU consisted of funding improvements for lighting, walkways, landscaping and a new playground. The funding for the improvements will come from the CRA (\$250,000) and from Quality Neighborhood Enhancement Program (QNIP) funds (\$50,000). In FY 2010-11 the CRA budgeted \$150,000 for the improvements, this funding was not spent as the MOU was not adopted by the County, therefore, the entire \$250,000 is being budgeted in the current fiscal year. The Miami-Dade Recreation and Cultural Affairs Committee approved the MOU at the October 24, 2011 meeting, it is scheduled to be considered by the Miami-Dade County Board of County Commissioners in November 2011.

The CRA is budgeting \$37,500 for improvements in West Perrine Park. The improvement will consist of purchasing equipment for an adult exercise area. The funding is being matched by \$37,500 from the Trust for Public Lands.

6. Commercial Redevelopment Grants (\$50,000)

On June 7, 2011, the CRA adopted Resolution CRA-2-11 approving the Commercial Grant Program. The program is designed to help businesses in the area by providing up to \$25,000 per applicant for upgrades to existing structures or property in the Area. In order to be eligible, a building would need to have commercial space on the ground floor with street frontage and direct pedestrian access from the street. Buildings with pending code violations would only be eligible if the work being funded corrects the violation. Eligible work includes but is not limited to, painting, roof repair, lighting, signage, landscaping, sewer hook-ups or any improvements required by the Americans with Disabilities Act. The CRA is in the process of working with a community organization to assist the CRA in administering the program.

7. Residential Redevelopment Grants (\$50,000)

On June 7, 2011, the CRA adopted Resolution CRA-2-11 approving the Residential Grant Program. The Residential Rehabilitation Program would provide a maximum of \$15,000 per applicant for repairs to existing detached single family homes or duplex in the Area. The residence must be the primary residence of the applicant. All property taxes must be current and standard property insurance must be maintained. Residences with pending code violations are eligible only if the work being funded directly corrects the violation. Eligible work includes but is not limited to exterior painting, roof repairs, lighting, parking lot repair, landscaping, sewer hook-ups or any improvements required by the Americans with Disability Act. The CRA is in the process of working with a community organization to assist the CRA in administering the program.

8. Redevelopment Grant Assistance (\$10,000)

The CRA is in the process of engaging the services of a non-for-profit community organization to assist in the administration of the grant programs. This funding is to reimburse the agency for expenses associated with the grant programs. The agreement with the agency will be approved by the CRA.

West Perrine
Community Redevelopment Agency
FY 2011 - 2012 Proposed Budget

	FY 09-10 Budget Actual	FY 10-11 Budget Adopted	FY 10-11 Budget Actual	FY 11-12 Budget Proposed
Revenues				
UMSA Tax Increment Revenue (TIR)	189,543	99,374	99,374	0
County Tax Increment Revenue (TIR)	462,330	233,095	233,095	0
Carryover from prior year	1,102,784	1,282,489	1,262,436	1,147,387
Grants				
New Bonds Issues (net of Cap interest)				
Interest earnings	6,854	10,000	6,159	3,500
Revenue Total	1,761,511	1,624,958	1,601,064	1,150,887
Expenditures				
Administrative Expenditures:				
Employee salary and fringe				
Contractual services				
Insurance				
Audits and studies				
Printing and publishing			35	100
Clerk and Meeting Costs				
Advertising and notices	158	200	240	500
Travel (includes Educational Seminars)				
Rent/lease costs				
Office equipment and furniture				
Other Admin. Exps (Direct Cnty Support)	79,139	79,920	79,920	63,762
(A) Subtotal Admin Expenses	79,297	80,120	80,195	64,362
County Administrative Charge at 1.5%	9,778	4,987	4,987	-
County Reimbursement of Advances	28,550	0	0	0
(B) Subtotal County Charges	117,625	85,107	85,182	64,362
Operating Expenditures:				
Employee salary and fringe				
Contractual services				
Insurance				
Audits and studies (U.S. 1 & Other)	16,500			
Project Mgt. Supplies				
Marketing Contingency				
Professional Services				
Community Policing	200,000	200,000	208,952	0
Right of Way Enhancement	144,227	170,000	158,873	170,000
Land/building acquisitions		919,181	-	518,355
Infrastructure improvements		150,000	-	287,500
Debt service payments				
Redevelopment grants - residential		50,000	0	50,000
Redevelopment grants - commercial		50,000	0	50,000
State Fee	175	175	175	175
Florida Redevelopment Association	495	495	495	495
Transfers out to others (attach list)				10000
Debt Issuance Costs				
(C) Subtotal Oper. Expenses	361,397	1,539,851	368,495	1,086,525
(D) Reserve	1,282,489	-	-	-
Expenditure Total (A+B+C+D)	1,761,511	1,624,958	453,677	1,150,887
Cash Position (Rev-Exp)	1,282,489	(0)	1,147,387	(0)

	FY 09-10 Projected Expenditures	FY 10-11 Proposed Expenditures	FY 10-11 Actual Expenditures	FY 11-12 Proposed Expenditures
Projects:				
Land Purchase on SW 168 St.	-	919,181	-	
Residential Grant Program		50,000	-	50,000
Commercial Grant Program		50,000	-	50,000
Implement Streetscape Master Plan		50,000	-	-
Ben Shavis Park Improvements				250,000
West Perrine Park Improvements		100,000	-	37,500
Transfers:				
NANA for Grant Programs				10,000

10